

ZB# 89-38

Cathleen Perren

13-5-24.1

Prelim
July 10, 1989.

#89-38- Perren, Cathleen - (owner) - rear yard 2" - (Hagar Homes)

Public Hearing!
Sept. 11, 1989.

Notice to Sentinel
8/7/89. ✓

Fee Paid

60 rec'd.

62 sent.

Area
Variance
Granted
9/11/89.

1
W/9/89

83
Email

General Receipt

10878

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Sept. 13 19 89

Received of

Nagar Homes, Inc. \$ 25.00

Twenty-five and 00 DOLLARS

For

Young Braid App. Rec #89-38

DISTRIBUTION:

FUND	CODE	AMOUNT
cb# 6678		25.00

By Pauline D. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Oxford®

ESSELTE

MADE IN U.S.A.

NO. 753

file

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

CATHLEEN PERREN

DECISION GRANTING
AREA VARIANCE

#89-38.

-----X

WHEREAS, CATHLEEN PERREN, residing at 400 Grand Street, Newburgh, N. Y. 12550, has made application before the Zoning Board of Appeals for a 2 in. rear yard variance to allow an existing single-family residence on High Street, New Windsor, N. Y. in R-4 zone; and

WHEREAS, a public hearing was held on the 11th day of September, 1989 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared with her contractor Ben Hagar of Hagar Homes, Inc., 9 Frozen Ridge Road, Newburgh, N. Y.; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the bulk regulations with regard to rear yard in order to obtain a certificate of occupancy on an existing one-family structure in an R-4 zone.

3. The evidence shows that the building was sited very close to the allowable minimum front and rear yard requirements and, due to some error during construction, it was actually located 2 inches too close to the rear lot line.

4. The evidence presented by Applicant substantiated the fact that a variance for less than the allowable rear yard would be required in order for Applicant to obtain a C.O. for an existing single-family residence which otherwise would conform to the bulk regulations contained in the R-4 zone and rejection of same would cause practical difficulty to Applicant since the relief sought by Applicant is not substantial in relation to the required bulk regulations.

5. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

6. The requested variance will produce no effect on the population density or governmental facilities.

7. That there is no other feasible method available to Applicant which can produce the necessary results other than the variance procedure.

8. The interest of justice would be served by allowing the granting of the requested variance.

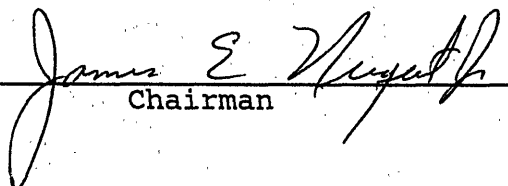
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 2 in. rear yard variance sought by Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 25, 1989.


Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

62

July 20, 1989

Cathleen Perren
27 High St.
New Windsor, N.Y. 12550

Re: Tax Map 13-5-24.1

Variance List 500 Ft.

Dear Ms. Perren:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$85.00 minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor, N.Y.

Very truly yours,

Leslie Cook (4)

LESLIE COOK
Sole Assessor

LC/kaf
Attachments
cc:P.Barnhart

Miron, Stephen E. & Kenneth L.
c/o Federal Block Corp. ✓
PO Box 4090
New Windsor, NY 12550

H. C. Davis Boiler Works, Inc.
3 Susan Dr. ✓
Newburgh, NY 12550

Tri-Web Realty Corp. ✓
70 John St. (Columbus Ave.)
New Windsor, NY 12550

Candle Properties, Inc.
c/o AHP Consultant's Ltd.
1 Blue Hill Plaza ✓
Box 1733
Pearl River, NY 10965

Petrillo, Ralph J. ✓
& Robert J. Petrillo ✓
& Gary Dreyer
150 Walsh Road
New Windsor, NY 12550

Connolly, Harry T. & Mary C.
162 Walsh Ave. ✓
New Windsor, NY 12550

Zamenick, Shirley & Frederick ✓
160 Walsh Ave.
New Windsor, NY 12550

Pettine, Michael J., Jr.
& Geraldine Lee ✓
& Frederick Pettine ✓
102 Clancy Ave.
New Windsor, NY 12550

Estate of Francis McCarthy ✓
140 John St.
New Windsor, NY 12550

Lanton, Louis E. & Kimberly H. ✓
138 John St.
New Windsor, NY 12550

Post, James & Marianne ✓
136 John St.
New Windsor, NY 12550

Prajapati, Hemlata V. ✓
34 Park Hill Dr.
New Windsor, NY 12550

✓
Peragine, Joseph
Apt. 10G, 333 E. 55th St.
New York, NY 10022

✓
Pietrobuono, Gina
128 John St.
New Windsor, NY 12550

✓
Brown, James J. & Irene
126 John St.
New Windsor, NY 12550

Mitchell, Nancy Lee & William J.
124 John St.
New Windsor, NY 12550

✓
Stone, Elizabeth
122 John St.
New Windsor, NY 12550

✓
Ellingsen, Kenneth & Barbara
120 John St.
New Windsor, NY 12550

✓
Stent, Edward C. & Emma F.
118 John St.
New Windsor, NY 12550

✓
McDaniel, James & Dorothy
116 John St.
New Windsor, NY 12550

✓
DePace, Samuel & Masako
112 John St.
New Windsor, NY 12550

VanZandt, Thomas E. & Marlene F.
108 John St.
New Windsor, NY 12550

✓
Ostner, Richard
RD #2, Box 346, Bethlehem Rd.
New Windsor, NY 12550

✓
Specialty Powder Metallurgy Products Corp.
23 Spring Rock Road
New Windsor, NY 12550

Jensen, Jr., James C.
139 John St.
New Windsor, NY 12550

✓
Sager, Gladys
135 John St.
New Windsor, NY 12550

Evans, Mae H. ✓
189 Windsor Highway
New Windsor, NY 12550

Frisenda, Ubaldo & Maria ✓
123 John St.
New Windsor, NY 12550

Sirio, Tommaso & Loretta ✓
119 John St.
New Windsor, NY 12550

DeSousa, Constantino & Kathi ✓
PO Box 4218
New Windsor, NY 12550

Ostner, Richard G. & Linda S. ✓
66 Union Ave.
New Windsor, NY 12550

Collins, Michael & Donna ✓
6 Cedar Ave.
New Windsor, NY 12550

Bridge Road Realty Corp. ✓
102 Windsor Highway
New Windsor, NY 12550

Carney, John & Mary ✓
5 High St.
New Windsor, NY 12550

Conklin, Yvonne ✓
23 High St.
New Windsor, NY 12550

Santoro, Alex ✓
& Robert Kohl ✓
161 Walsh Rd.
New Windsor, NY 12550

Russell, Thomas & Karen D. ✓
165 Walsh Ave.
New Windsor, NY 12550

Rumsey, Jr. Charles & Frances R. ✓
192 Walsh Rd.
New Windsor, NY 12550

Blinn, Nancy M. ✓
PO Box 2618
Newburgh, NY 12550

Quassaick Fire Engine Co. of New Windsor
Walshs Road
New Windsor, NY 12550 ✓

Babcock, Charles ✓
155 Walsh Ave.
New Windsor, NY 12550

FWAR, Inc. ✓
137 Walsh Ave.
New Windsor, NY 12550

Salko-Mable Furniture, Inc. ✓
170 Walsh Rd.
New Windsor, NY 12550

Rahm, Elizabeth F. ✓
15 Lawrence Ave.
New Windsor, NY 12550

Grzibowski, Chester J. & Evelyn T. ✓
12 Melrose Ave.
New Windsor, NY 12550

Vesely, Jr., Joseph F. & Gail M. ✓
172 Walsh Ave.
New Windsor, NY 12550

Coritz, Albert J. ✓
& Albert A. & Alison
178 Walsh Ave.
New Windsor, NY 12550

Mehl, Leon & Dixie ✓
RD #1, Rock Cut Road
Walden, NY 12586

Sloboda, Edward ✓
& Frederick
& John Henry
8 Blanche Ave.
New Windsor, NY 12550

Ferrara, Stephen & Shirley June ✓
1 Ora St.
New Windsor, NY 12550

Marullo, John V. ✓
10 Blanche Ave.
New Windsor, NY 12550

Babcock, John T. & Angela Grace
12 Blanche Ave.
New Windsor, NY 12550 ✓

Brown, Robert R. & Loretta ✓
3 Melrose Ave.
New Windsor, NY 12550

Marchetta, Maddalena ✓
188 Walsh Ave.
New Windsor, NY 12550

Pelus, Rudolph & Ella ✓
20 Cedar Ave.
New Windsor, NY 12550

O'Brien, Thomas & Kathleen ✓
13 Blanche Ave.
New Windsor, NY 12550

Hughes, Dorothy ✓
9 Blanche Ave.
New Windsor, NY 12550

Eager, Ernest W. & Mary ✓
7 Blanche Ave.
New Windsor, NY 12550

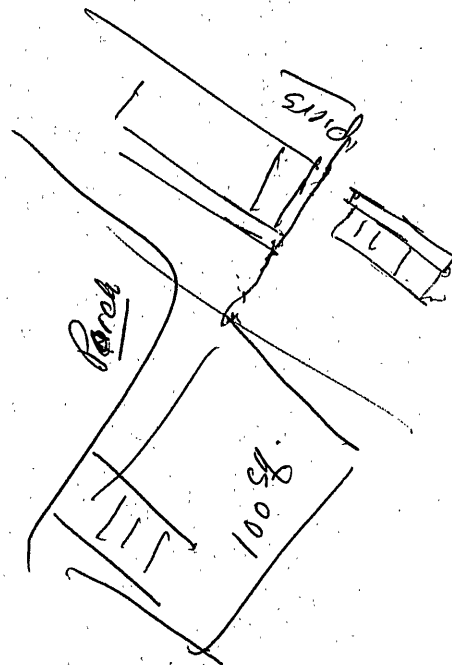
Church of St. Patrick
55 Grand St.
Newburgh, NY 12550

Ostner, Richard A. & Christine B. ✓
RD #2, Box 346, Bethlehem Rd. *duplicate*
New Windsor, NY 12550

Eldridge, Jean & Lulu ✓
211 Walsh Ave.
New Windsor, NY 12550

Jones, Harold & Shirley ✓
9 Cedar Ave.
New Windsor, NY 12550

Slevin, William C. & Carol A. ✓
21 Cedar Ave.
New Windsor, NY 12550



Porren, Cathleen - # 89-38 -

col L 2 in near yard for 10
9 2005 F.

— (R.F. —) — (J.S. —)

col L 2 inch. = 39.10'

Hagan, Ben -

9/11/89 Public Hearing - Perren, Cathleen - # 89-38

Name:
Donna Collins
Michael Collins

Address:

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

89-38

Date: 7/25/89

I. Applicant Information:

- (a) CATHLEEN PERREN, 400 Grand Street, Newburgh, N. Y. 12550 x
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. Property Information:

- (a) R-4 High Street, New Windsor, NY 13-5-24.1 75 x 100
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? PI
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 10/88
- (e) Has property been subdivided previously? No When? -
- (f) Has property been subject of variance or special permit previously? No When? -
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a

IV. Use Variance: n/a

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. G.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.		
Reqd. Rear Yd. <u>40 ft.</u>	<u>39 ft. 10 in.</u>	<u>2 in.</u>
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.
The requested variance is insignificant in relation to the bulk regulations; there will be little or no increase in the population density produced on available governmental facilities; there will be no change produced in the character of the neighborhood; the difficulty cannot be obviated by no other feasible method; the interest of justice would be served by allowing the variance to be granted to Applicant.

VI. Sign Variance: n/a

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	<u> </u> sq.ft.	<u> </u> sq.ft.	<u> </u> sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: n/a

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the proposal before the Board:

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Applicant has proposed a one-family residential dwelling which will be conducive to the neighboring adjacent properties.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
☒ Copy of tax map showing adjacent properties.
☒ Copy of contract of sale, lease or franchise agreement.
☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
☐ Copy(ies) of sign(s) with dimensions.
☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date July 25, 1989

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

x Bern Hagar - Pres.
(Applicant)
HAGAR HOMES INC.

Sworn to before me this

By:

7th day of August, 1989.
Patricia A. Barnhart

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1989.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT -- THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 14th day of September, nineteen hundred and eighty eight
 BETWEEN MAE H. EVANS, residing at 189 Windsor Highway, Town of New Windsor, Orange County, New York

13-5-23
 13-5-24
 13-5-25

party of the first part, and CATHLEEN PERREN, residing at 400 Grand Street, City of Newburgh, Orange County, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100-----

----- (\$10.00) ----- dollars,

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

ALL that certain lot, piece or parcel of land, situated, lying and being in the Town of New Windsor, County of Orange and State of New York bounded and described as follows:

DIST:
 SECTION:
 BLOCK:
 LOT:

BEGINNING at a point in the north line of High Street, as said street is laid out on a certain map of lands of D. P. Kelley, known as Map No. 650 on file in the office of the Clerk of Orange County, eighty-seven feet, eight inches east of the east line of lands of "Adams & Bishop", said place of beginning being also the southeast corner of lands conveyed by D. P. Kelley and wife to John McCormick, and runs thence northerly along the east line of said lands so conveyed, to John McCormick one hundred feet to lands now or formerly of Paul and Elizabeth (or Lizzie) Cullen; thence eastwardly along such lands and lands now or formerly of one Burke, seventy-five feet; thence southerly parallel with the first course one hundred feet to the north line of High Street aforesaid; thence westwardly along the north line of said Street, seventy-five feet to the place of beginning. BEING lots 48, 49 and 50 on said Map of D. P. Kelley.

BEING a portion of the premises described in that certain deed dated July 15, 1940 made by Paul Cullen and Lizzie Cullen to Henry Cullen, et al and recorded in the

party of the first part, and CATHLEEN PERREN, residing at 400 Grand Street,
City of Newburgh, Orange County, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100-----
----- (\$10.00) ----- dollars,

lawful money of the United States, and other good and valuable consideration paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or suc-
cessors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying
and being in the

ALL that certain lot, piece or parcel of land,
situated, lying and being in the Town of New Windsor, County
of Orange and State of New York bounded and described as
follows:

DIST:
SECTION:
BLOCK:
LOT:

BEGINNING at a point in the north line of High Street,
as said street is laid out on a certain map of lands of D.
P. Kelley, known as Map No. 650 on file in the office of the
Clerk of Orange County, eighty-seven feet, eight inches east
of the east line of lands of "Adams & Bishop", said place of
beginning being also the southeast corner of lands conveyed
by D. P. Kelley and wife to John McCormick, and runs thence
northerly along the east line of said lands so conveyed, to
John McCormick one hundred feet to lands now or formerly of
Paul and Elizabeth (or Lizzie) Cullen; thence eastwardly
along such lands and lands now or formerly of one Burke,
seventy-five feet; thence southerly parallel with the first
course one hundred feet to the north line of High Street
aforesaid; thence westwardly along the north line of said
Street, seventy-five feet to the place of beginning. BEING
lots 48, 49 and 50 on said Map of D. P. Kelley.

BEING a portion of the premises described in that
certain deed dated July 15, 1940 made by Paul Cullen and
Lizzie Cullen to Henry Cullen, et al and recorded in the
Orange County Clerk's Office in Liber 856 of Deeds at page
576 on March 18, 1941.

BEING a portion of the same premises described in that
certain deed dated July 6, 1973 made by Raymond Cullen to
Mae H. Evans and recorded in the Orange County Clerk's
Office on July 9, 1973 in Liber 1948 of Deeds at page 27.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premise herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Consideration less than
\$100.; no transfer tax
required

MAE H. EVANS



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Prelim.

July 10th

7:30 p.m.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT

#89-38

1763

FILE NUMBER 89-29

TO: Hager Homes Inc. - Owner: Cathleen Lerrin

9 Frozen Ridge Rd.

Newburgh, N.Y.

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 9 JUN 89,

FOR PERMIT TO Obtain Certificate of Occupancy

AT High St. IS DISSAPROVED ON THE

FOLLOWING GROUNDS Insufficient rear yard depth.

ZONE R-4 TYPE OF VARIANCE Land area.

REQUIREMENTS	PROPOSED	VARIANCE
Rear yard depth 40'	39'10"	2"

CALL PAT BARNHART (ZBA SECRETARY) AT 565-8550 FOR APPOINTMENT

Bill Pullen

BUILDING/ZONING INSPECTOR

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1-WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
- 2-FOUNDATION INSPECTION - CHECK HERE FOR WATERPROOFING AND FOOTING DRAINS.
- 3-INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
- 4-WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5-INSULATION.
- 6-PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME.
- 7-DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR.
- 8-\$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
- 9-PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
- 10-THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
- 11-SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
- 12-SPETIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.

Name of Owner of Premises Cathleen Evans Perren

Address 400 Grand St. Newburgh, NY Phone

Name of Architect Hagan Homes Inc.

Address Phone

Name of Contractor Hagan Homes Inc.

Address 9 Frozen Ridge Rd. Newburgh, Phone 561-6675

State whether applicant is owner, lessee, agent, architect, engineer or builder.

If applicant is a corporation, signature of duly authorized officer.

Ben Hagan Pres.
(Name and title of corporate officer)

1. On what street is property located? On the North side of High St.
(N. S. E. or W.)

and 400 feet from the intersection of Cedar Ave.

2. Zone or use district in which premises are situated R.H.

3. Tax Map description of property: Section 13 Block 5 Lot 24.1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy b. Intended use and occupancy 1 Fam. Residence

5. Nature of work (check which applicable): New Building X Addition Alteration Repair Removal
Demolition Other

6. Size of lot: Front 75 Rear 75 Depth 40 Front Yard Rear Yard Side Yard

Is this a corner lot? NO

WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1-WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
- 2-FOUNDATION INSPECTION - CHECK HERE FOR WATERPROOFING AND FOOTING DRAINS.
- 3-INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
- 4-WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5-INSULATION.
- 6-PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME.
- 7-DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR.
- 8-\$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
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- 10-THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
- 11-SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
- 12-SPETIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.

Name of Owner of Premises Cathleen Evans Perren

Address 400 Grand St Newburgh, NY Phone

Name of Architect Hagler Homes Inc.

Address Phone

Name of Contractor Hagler Homes Inc.

Address 9 Frozen Ridge Rd Newburgh, Phone 561-6625

State whether applicant is owner, lessee, agent, architect, engineer or builder:

If applicant is a corporation, signature of duly authorized officer.

Brian H. Hagler Pres.
(Name and title of corporate officer)

1. On what street is property located? On the North side of High St.
(N. S. E. or W.)

and 400 ft feet from the intersection of Cedar Ave.

2. Zone or use district in which premises are situated R-4

3. Tax Map description of property: Section 13 Block 5 Lot ~~24.1~~ 24.1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy b. Intended use and occupancy 1 Fam. Residence

5. Nature of work (check which applicable): New Building X Addition..... Alteration..... Repair..... Removal.....
Demolition..... Other.....

6. Size of lot: Front 75' Rear 75' Depth 100' Front Yard..... Rear Yard..... Side Yard.....

Is this a corner lot? NO

7. Dimensions of entire new construction: Front 36' Rear 40' Depth 24' Height 20' Number of stories 1 1/2

8. If dwelling, number of dwelling units 1 Number of dwelling units on each floor.....

Number of bedrooms 3 Baths 2 Toilets 2

Heating Plant: Gas..... Oil X Electric...../Hot Air..... Hot Water X

If Garage, number of cars None

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....

10. Estimated cost 77,495.00 Fee 370.00/100
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office Of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —

Planning Board.....
Highway.....
Sewer
Water
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

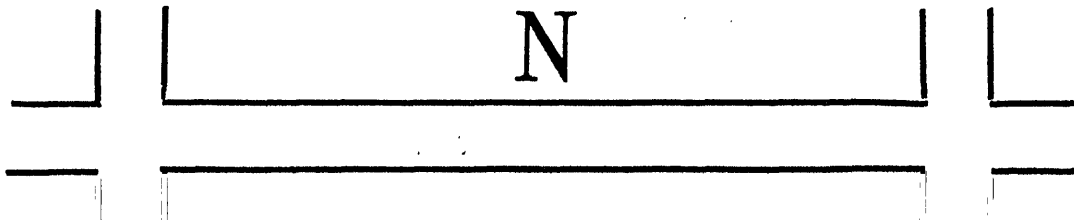
- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Ben. Hagan, Hagan, Hagan.....*9. Frazer Rd. Rt. Newburgh, N.Y.*.....*12550*.....
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



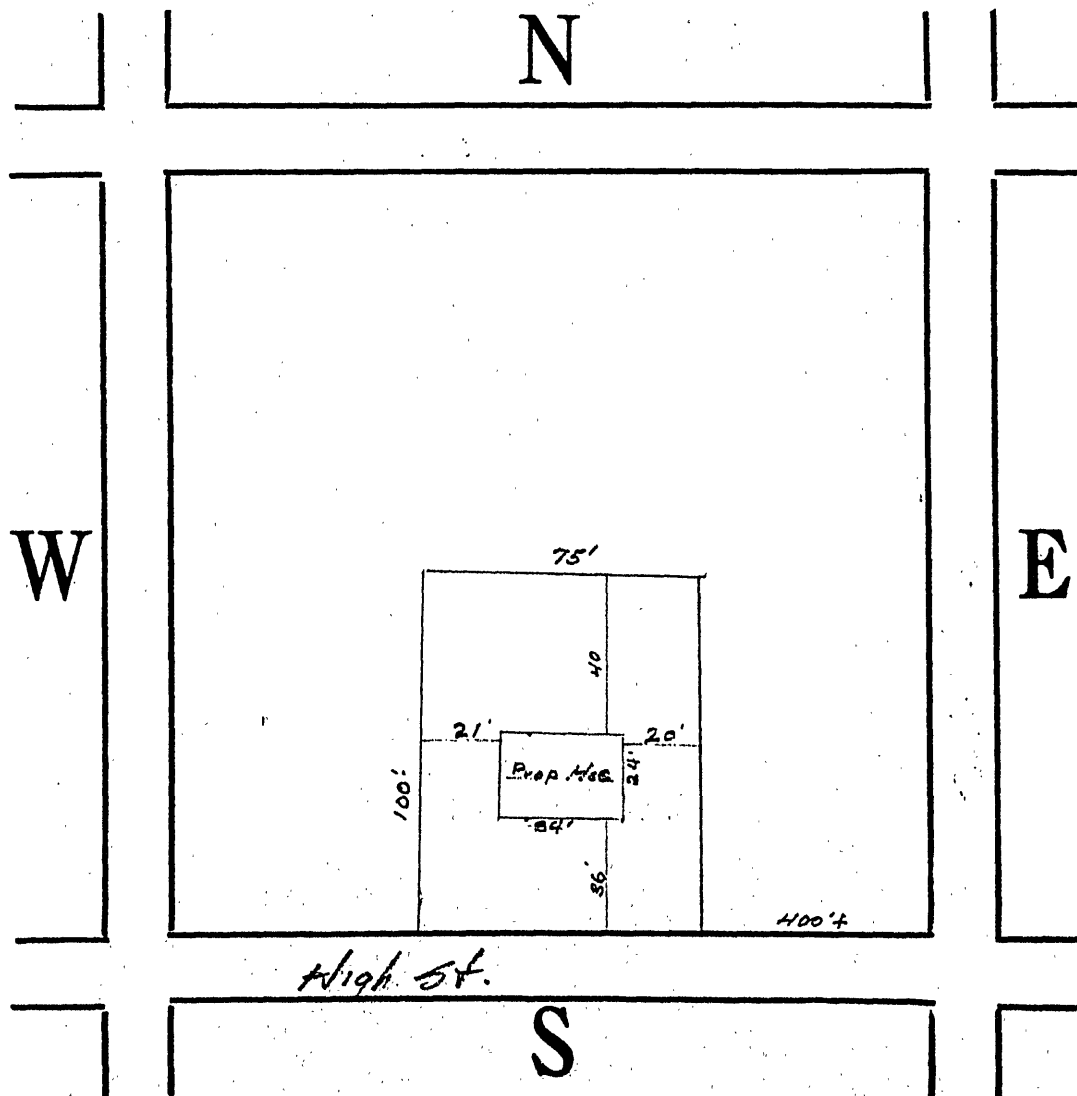
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

Date.....19.....

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- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

(Signature of Applicant) Bessie Hagar Hagar Hagar 9. Frazee Ridge Rd. Newburgh, N.Y. 12550
 (Address of Applicant)

**NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.**



June 77, 1989.

I hereby grant Ben Hager permission
to act in my behalf in securing variance
for my property on High St. New Windsor

Luther Perren

N. or F. SAGER

N. or F. EVANS

0.9' CLEAR

BLOCK BUILDING

NEIGHBOR'S CHAIN-LINK FENCE

N 62° 15' 00" W

HIGH STREET

S 62° 15' E

2 STORY FRAME DWELLING

DECK

2

24

20.7'

36.2'

100.0'

75.0'

75.0' (ACT.) (12' DEED)

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B.

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION
(Variances, Zone Changes, Special Permits, Subdivisions)

Section A. - To be completed by Local Board having jurisdiction.
To be signed by Local Official.

Local File No. 89-38

1. Municipality Town of New Windsor Public Hearing Date 9/11/89

☐ City, Town or Village Board ☐ Planning Board ☒ Zoning Board of Appeals

2. Applicant: NAME Perren, Cathleen

Address 400 Grand St., Newburgh, N.Y. 12550.

Attorney, Engineer, Architect ^{Builder} Hagar Homes, Inc.

3. Location of Site: 27 High Street near Walsh Rd. New Windsor, N.Y. 12550.
(street or highway, plus nearest intersection)

Tax Map Identification: Section 13 Block 5 Lot 24.1

Present Zoning District R-4 Size of Parcel 75 x 100

4. Type of Review:

☐ Special Permit Use*

☒ Variance* Use _____

Area - 2 in. near rd. variance to allow ^{existing} one-fam. residential dwelling.

☐ Zone Change* From: _____ To: _____

☐ Zoning Amendment* To Section: _____

☐ Subdivision** Major _____ Minor _____

8/4/89
Date

Patricia A. Burnhart Secy
Signature and Title ZBA

*Cite Section of Zoning Regulations where pertinent

**Three (3) copies of map must be submitted if located along County Highway, otherwise, submit two (2) copies of map.

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 38

Request of CATHLEEN PERREN

for a VARIANCE of
the regulations of the Zoning Local Law to
permit existing residence with insufficient
rear yard;

being a VARIANCE of
Section 48-12 - Table of Use/Bulk Regs.-Col. G
for property situated as follows:

27 High Street, New Windsor, N.Y. known
and designated as tax map Section 13 - Block 5 -
Lot. 24.1.

SAID HEARING will take place on the 11th day of
September, 1989, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

JAMES NUGENT
Chairman